

COMMITTEE AMENDMENT FORM

DATE: 4/29/ 08

COMMITTEE ZONING PAGE NUM. (S)

ORDINANCE I. D. #08-O-0191 SECTION (S)

RESOLUTION I. D. #08-R- PARA.

AMENDS THE LEGISLATION BY ADDING FOUR (4) CONDITIONS.

City Council
Atlanta, Georgia

08-O-0191

AN ORDINANCE
BY: COUNCILMEMBER CARLA SMITH
AS AMENDED BY ZONING COMMITTEE

Z-07-124
Date Filed: 01-22-08

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA, as follows:

SECTION 1. That the Zoning Ordinance of the City of Atlanta be amended, and the maps established in connection therewith be changed so that the following property located at **581 Simpson Street, N.W.** be changed from the R-LC (Residential Limited Commercial) District to the MRC-2-C (Mixed Residential Commercial-Conditional) District, to wit:

ALL THAT TRACT or parcel of land lying in Land Lot 82, 14th District, Fulton County, Georgia, being more particularly described by the attached legal description and/or survey.

SECTION 2. If this amendment is approved under the provisions of Section 16-02.003 of the Zoning Ordinance of the City of Atlanta, entitled, "Conditional Development", as identified by the use of the suffice "C" after the district designation in Section 1 above, the Director, Bureau of Buildings, shall issue a building permit for the development of the above-described property only in compliance with the attached conditions. Any conditions hereby approved (including any conditional site plan) do not authorize the violation of any district regulations. District regulation variances can be approved only by application to the Board of Zoning Adjustment.

SECTION 3. That the maps referred to, now on file in the Office of the Municipal Clerk, be changed to conform with the terms of this ordinance.

SECTION 4. That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

AMENDED CONDITIONS FOR Z-07-124 for 581 Simpson Street, N.W.

1. Height of building shall not exceed 3-stories or 52 ft. Contrasting building heights and roof line shall be provided to create horizontal breaks along and between buildings.
2. Lot coverage shall not exceed 85%.
3. Setbacks of new building shall be aligned with adjacent buildings (when adjacent buildings are between 15 and 25 feet from the street curb) to create a defined street edge. These setbacks dimensions are not meant to prohibit the application of the district regulations.
4. Development shall utilize building materials as specified in the English Avenue Redevelopment Plan.

City Council
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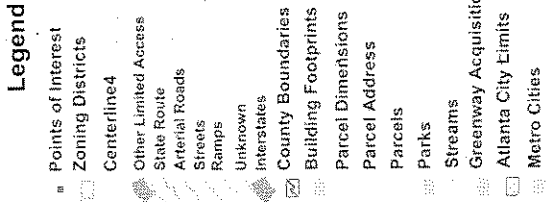
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COUNCILMAN

MAYOR

CITY

2



Scale: 1:382

Map center: 2223679, 1369146

33 m.

This map is a user generated static output from an Internet mapping site and is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. THIS MAP IS NOT TO BE USED FOR NAVIGATION.